

DRC

SITE PLAN REVIEW AND COMMENT

REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. (954) 828-5123
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Project Name: Crown Liquors of Broward Inc./
Kitchenetta

Case #: 111-R-02

Date: 10/8/02

Comments:

1. The engineer shall design and apply for the appropriate general or surface water management license from the Broward County Department of Environmental Protection (BCDPEP). This license and associated calculations for compliance with Chapter 27 criteria for surface water management, Pollution Control Code must be submitted with application for Building Permit.
2. The applicant is advised to review all accesses and ensure none conflict with existing overhead power or light poles in the public right of way.
3. Indicate the angle of the parking spaces on the plans for the office parking. Revise (as necessary) the drive aisle width serving angled parking to be in conformance with Section 47-20.11.
4. Provide a photometric (lighting) plan for office parking in accordance with Section 47-20.14.
5. The plan indicates that parking space numbered (9) will be blocking access to the dumpster. Please eliminate this parking space.
6. The dumpster area should also be modified to allow easier access by the vehicle to serve the site.

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: Crown Liquors of Broward Inc./
Kitchenetta

Case #: 111-R-02

Date: 10/8/02

Comments:

Show location of fire hydrant and provide flow test

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Crown Liquors of Broward Inc./
Kitchenetta

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Comments:

No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Crown Liquors of Broward Inc./
Kitchenetta

Case #: 111-R-02

Date: 10/8/02

Comments:

1. Current Code requirements apply for this site (as a change of use). This would be "Landscape Requirements for Vehicular Use Areas". This would include (but not necessarily be limited to) buffer requirements adjacent to abutting properties, the requirement of an 8' tree island where a row of parking spaces terminates in an aisle or driveway, and others.
2. Also, as a "change of use", Interdistrict Corridor requirements apply. This would be a 20' landscape yard adjacent to the R.O.W. (except of course for necessary access.).
3. Indicate any utilities that would affect proposed planting on the Landscape Plan (such as overhead powerlines). All planting to be in accordance with FPL guidelines for planting in the vicinity of powerlines. (There are utility lines on the east side, as well as traffic signal supply on Federal hwy.)
4. Provide standard calculation list (available upon request) to verify that all Code requirements are met.
5. Show the existing trees and palms on site, on the adjacent R.O.W., or those on neighboring property that have canopy overhang on this property. There are existing trees that would appear to affect the design layout, including street tree requirements.
6. Verify that all residential bufferyard requirements are met, in the case where there is an alley separation between the commercial and residential.

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Division: Planning

Member: Kevin Erwin
828-6534

Project Name: Crown Liquors of Broward Inc./
Kitchenetta

Case #: 111-R-02

Date: 10/8/02

Comments: Site Plan Level II Change of Use retail to restaurant

1. This is a new use and must meet all current code requirements.
2. Discuss vehicle stacking requirements with the Engineering Rep. Relocate the parking in front of the building to provide a 13' drive aisle. Space number 19 should be replaced with landscaping to meet vehicle stacking requirements.
3. Discuss drive aisle widths with the Zoning Rep.
4. The sign is required to have a 5' setback from the property line. Discuss number of signs with the Zoning Rep.
5. The cooler and freezer are not shown on the site plan.
6. Where will the A/C unit be located? If it will be rooftop mounted it must be screened.
7. Provide a photometric diagram of the parking area. The illumination level at the residential property line can't exceed .5 footcandles. Ensure that no glare or light spillage occurs on the residential property.
8. Discuss VUA landscape requirements with the Landscape Rep.
9. The property abuts residential on the east side. Provide a point by point narrative indicating how this project meets Neighborhood Compatibility Requirements. Show compliance with the architectural features requirement of Sec 47-25.3A.3.b.i.
10. Provide a copy of the most current recorded plat and amendments, for the proposed site.

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11. Provide a table indicating the required and all proposed setbacks for the project. This table is to be indicated on the site plan as a part of the site data information area, and any request to modify the setbacks are to be noted on the site plan.
12. Provide color and materials information or samples for all exterior surfaces and indicate on all plans.
13. Label elevations north, south, east and west.
14. Additional comments may be forthcoming at the DRC meeting.

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Division: Police

Member: Det. C. Cleary- Robitaille

Project Name: Crown Liquors of Broward Inc./
Kitchenetta

Case #: 111-R-02

Date: 10/8/02

Comments:

1. All glass areas should be impact-resistant, and the alarm should include a glass-breaking sensor system.
2. All exterior doors should be on a perimeter alarm system.
3. The rear door should be made of metal and should be enclosed in a metal frame. It should have a case- hardened steel dead bolt lock with a one inch throw.
4. The rear door should also have a peephole that gives an exterior view of at least 180 degrees. This door should be kept locked when not in use.
5. The exterior cooler / freezer should have a case hardened steel lock and should be included in the perimeter alarm system. A video camera that is monitored and recorded should be placed in the area, enabling management to see the activity surrounding the cooler and the rear door. Exterior food storage has proven to be a target for internal thefts as well as burglaries.
6. The outside double doors / gates that access the rear door and freezer area should be kept locked when not in use. This area should also be under video surveillance.
7. Where will cash transactions take place? The building does not appear to have a specified office area. Will a safe be placed within the building?

Please respond to these comments and questions in writing prior to DRC sign-off.

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SITE PLAN REVIEW AND COMMENT
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Division: Zoning

Member: Terry Burgess
(954) 828-5913

Project Name: Crown Liquors of Broward Inc./
Kitchenetta

Case #: 111-R-02

Date: 10/8/02

Comments:

1. Discuss site circulation with the Engineering representative (Southern driveway).
2. Provide a photometric lighting plan pursuant to section 47-20.14 prior to final DRC review.
3. Roof mounted equipment shall be screened from view pursuant to section 47-25.3.A.3.b.iii.
4. Decorative features shall be provided on buffer yard wall pursuant to section 47-25.3.A.3.d.iv.
5. Ground sign shall setback a minimum of five (5) feet from the front property line pursuant to section 47-22.3.E. Point of purchase signs shall be limited to two (2) products or services pursuant to section 47-22.3.L. Maximum number of signs for this development site is two (2) signs one being a freestanding pursuant to section 47-22.4.1.
6. Additional comments may be forthcoming at DRC meeting.